GOVERNMENT OF ANDHRA PRADESH

A B S T R A C T

Municipal Administration & Urban Development Department – Godavari Urban Development Authority(GUDA) – Samalkota Municipality – Change of land use from 1) Partly Grave yard use to Residential use to an extent of Ac.0.97 cents (4694 Sq.Yds) 2) Partly Park and Play ground use to Residential use to an extent of Ac.0.60 cents (2912.91 Sq.Yds) and 3) Partly Commercial use to Residential use to an extent of Ac.0.19 cents (919.60 Sq.Yds) in R.S.No.62/1 of Jagammagaripeta (V), Samalkot Municipality as applied by Sri Mattey Satya Prasad, Mg. Director of M/s Sri Lalitha Enterprises Industries Pvt. Ltd. - Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.Ms.No.41 Dated:31.01.2019.

Read the following:

1. From the VC, GUDA, Kakinada, Lr.Roc.No.404/2018/GUDA, Dt:09.08.2018.
2. Government Letter No.20021/48/H2/2018, dt:25.09.2018.
3. From VC, GUDA, Lr.Roc.No.404/2018/GUDA, Dt:31.10.2018.
4. Govt. Memo No.11411/I2/2011, MA&UD (I2) Dept., dt:30.06.2012.
5. Govt. Memo No. 20021/48/H2/2018, dt:19.11.2018.
6. A.P. Extraordinary Gazette No.836, Part-I, Dt.20.11.2018.
7. From the VC, GUDA, Lr.Roc.No.404/2018/GUDA, Dt.04.01.2019.

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ORDER:

The Draft variation to the land envisaged in Samalkota General Town Planning Scheme, issued in reference 5th read above was published in Extra-ordinary Andhra Pradesh Gazette No.836, Part-I, dated:20.11.2018. The Vice Chairman, Godavari Urban Development Authority (GUDA), Kakinada in the reference 3rd read above has informed that the applicant has paid total an amount of Rs.2,64,394/- vide D.D.No.311864, dated:23.10.2018, towards Development/ Conversion Charges for the proposed change of land use.

2. The Vice Chairman, Godavari Urban Development Authority (GUDA), Kakinada in the reference 7th read above has informed that, they have published the draft variation appendix notification pertaining to change of land use in the Times of India (English version) on 01.12.2018 and in Vaartha (Telugu version) on 02.12.2018, respectively calling for objections/ suggestions from the general public. On publication of notification no complaints/ suggestions were received from the public within stipulate time in the matter. Hence, the draft variation is confirmed.

3. The appended notification will be published in the next issue of the Andhra Pradesh Gazette. i.e., 01.02.2019.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.
The Vice Chairman, Godavari Urban Development Authority, Kakinada, E.G. District.
The Commissioner, Samalkot Municipality, Samalkot, E.G. District.

Copy to:
The individual through the Commissioner, Samalkot Municipality, Samalkot, E.G. District.
The Director of Town and Country Planning, AP, Guntur.
The District Collector, East Godavari District, Kakinada.
Sf

//FORWARDED :: BY :: ORDER //

SECTION OFFICER

(P.T.O.)

APPENDIX
NOTIFICATION

The following variation to the Samalkot General Town Planning Scheme, the Master Plan sanctioned in G.O.Ms.No.532, MA., dated:07.12.2002 and proposed in exercise of the powers conferred by Section-15 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (AP Act No.5 of 2016).

VARIATION

The site in R.S.No.62/1 of Jagammagaripeta (V), Samalkota Municipality to an extent of 1) Ac.0.97 cents (4694 Sq.yards) which is earmarked for Grave yard use, 2) Ac.0.60 cents (2912.91 Sq.yards) which is earmarked for Park and play ground use and 3) Ac.0.19 cents (919.60 Sq.yards) which is earmarked for Commercial use and the boundaries of which are shown in the schedule hereunder in the General Town Planning Scheme (Master plan) of Samalkot sanctioned in G.O.No.532, MA., Dated:07.12.2002 is now designated for Residential use by variation of change of land use based on the Council Resolution No.255, dated:23.02.2018 and marked as 1) “E, F, G, H” 2) “A, B, C, D” and 3) “H, I J, K” respectively in the revised part proposed land use map G.T.P.No.12/2018/GUDA available in the Municipal Office, Samalkot Municipality, **subject to the following conditions that:**

1. The applicant shall provide necessary buffer towards tank as per rules in force.
2. The applicant shall obtain prior technical clearance from competent authority before commencement of any development activity at the site under reference.
3. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

Item-I: Change of land use from Graveyard use to Residential use

North : Existing 60’-0’’ wide Master Plan road.
East : Existing Burial ground.
South : Applicant’s land.
West : Applicant’s land.

Item-II: Change of land use from Park & Playground use to Residential use

North : Applicant’s land.
East : Thimmaraju Tank.
South : Existing Tank Bund road (Zirayati).
West : Land of Sri P. Krishna

Contd....3

Item-III: Change of land use from Commercial use to Residential use

North : Existing 60'-0'' wide Master Plan road.
East : Applicant's land.
South : Applicant's land.
West : Smt. Krishnavani land.

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER